

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, May 28, 2009

PLANNING COMMISSION STUDY/WORK SESSION

***Present:** Chairman John Bilton, Commission members Steve Andersen, Geoff Butler, Craig Kartchner, Randy Hillier, Michael Wagstaff, and Jim Young, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission member Rick Draper was not in attendance.*

Chairman Bilton welcomed those in attendance and began the meeting at 6:10 p.m. **Greg Scott**, representative from the Wasatch Front Regional Council, and **Ryan Beck**, representative from Envision Utah, presented information regarding the implementation of the Wasatch Choices 2040 plan. **Mr. Scott** explained that Wasatch Choices 2040 is a four-county land-use and transportation vision, a grass roots approach for future transportation and land use needs. He said Utah is the fastest growing state in the nation and has a low median age of 28 which will contribute significantly to future growth. He explained that the governor's office anticipates that between now and the year 2040, Utah will increase in population by 70%. He said the future needs for housing in Utah is proposed to be 25% for traditional families with children and 75% for childless households. **Mr. Scott** provided a handout which gave an overview of their plan and listed the following:

Growth Principles

1. Provide public infrastructure that is efficient and adequately maintained
2. Provide regional mobility through a variety of interconnected transportation choices
3. Integrate land use with regional transportation systems
4. Provide housing for people in all life stages and incomes
5. Ensure public health and safety
6. Enhance the regional economy
7. Promote regional collaboration
8. Strengthen sense of community
9. Protect and enhance the environment

Implementation Strategies

1. Develop local land reuse strategies
2. Provide incentives for contiguous growth and infill
3. Preserve future transportation and utility corridors
4. Create walkable communities
5. Plan for Transit Oriented Development
6. Plan and build neighborhood friendly schools
7. Plan for workforce housing
8. Interconnect roadways and pedestrian paths
9. Plan job centers and economic development
10. Minimize development on critical lands

Several other issues were presented, including mixed uses, preferred community attributes, ideal community amenities, and a variety of transportation options. They would like each community to have 13% of their total incorporated area developed as walkable, mixed-use developments and/or transit-oriented developments (TODs). **Mr. Scott** concluded by stating their objective which was to have the Planning Commission recommend this program to the City Council. He complimented Farmington City for the efforts they have made to this point and suggested that each city in Utah customize the plan for their own community's needs.

There was a brief review of some of the items on the Planning Commission Agenda, and the meeting ended at 6:56 p.m.

PLANNING COMMISSION REGULAR SESSION

***Present:** Chairman John Bilton, Commission members Steve Andersen, Geoff Butler, Randy Hillier, Craig Kartchner, Michael Wagstaff and Jim Young, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission member Rick Draper was not in attendance.*

Chairman Bilton opened the meeting at 7:00 p.m., welcomed those in attendance, and offered the invocation.

Approval of Minutes - (Agenda Item #1)

Chairman Bilton asked if there were any changes to the minutes of the May 14, 2009 Planning Commission meeting. There were no changes.

Motion

Craig Kartchner made a motion to approve the minutes of the May 14, 2009 Planning Commission meeting. **Randy Hillier** seconded the motion which was approved. **Steve Andersen, Michael Wagstaff, and Jim Young** abstained because they were not in attendance.

City Council Report - (Agenda Item #2)

Glenn Symes said the City Council held a public hearing regarding an ordinance listing the Clark Lane Historic District on the City's Historic Landmark Register and designating the Historic District as a Historic Resource. He said only a few people attended the meeting, and the Council made a decision to obtain more feedback from the other residents involved. There are some significant requirements that come with the designation, and the Council felt that more time was needed to address the issues. They plan to review it again at the first City Council meeting in July. **Mr. Symes** informed the Commission that the off-premise sign moratorium was extended for another two months. He said the Council made a decision to allow a Craft Boutique to sell items in a model home during the first weekend in June. This was a temporary change which would be allowed for a trial period of time. **Mr.**

Symes confirmed that the Boutique will be required to have a business license, and the City will receive a portion of the taxes.

Kimoto and Blakewood, LLC – Applicant is requesting a plat amendment to the Farmington Creek Phase III plat amending lot 326 and the adjacent open space parcels to facilitate an exchange of open space land. (Agenda Item #3)

Chairman Bilton said this application did not require a public hearing and that both parties were in agreement with the proposal.

Background Information

Glenn Symes stated that **Mr. Kimoto** could not attend the meeting. He said this amendment would exchange an equal amount of the **Kimoto** property for a piece of open space property located to the west of the **Kimoto** property. The change would provide **Mr. Kimoto** with less lot frontage and more usable space to the rear of the property. **Mr. Symes** said this plan would assist the HOA as they consider mitigation plans with the Army Corps of Engineers. **Mr. Symes** said the property owners and developers feel this would have been a better plan from the beginning, and they are all in agreement with the proposal.

Motion

Randy Hillier made a motion that the Planning Commission recommend approval of the proposed plat amendment to the Farmington Creek Estates Phase 3 plat amending lot #326 and open space parcel #3 with the following condition: (1) that the drainage easement remains as recorded with the original plat. **Steve Andersen** seconded the motion, and it was unanimously approved.

Davkris Investments, LC – (Public Hearing) – Request to amend the general plan designation from CMU, LDR, and O/BP to Commercial Recreation (CR) and the zoning designation from A, LR and BP to Commercial Recreation (CR) of properties located at 525 North 200 West, 653 North Main Street, 625 North Main Street and 300 West Park Lane (Z-2-09). (Agenda Item #4)

Background Information

Glenn Symes said Lagoon's request was to amend both the general plan and zoning designations of five properties they recently acquired. The current zoning of these properties is Agricultural and Business Park, and they would like the zoning to be changed to C-R (Commercial Recreation) which would be consistent with the future plans of both Lagoon and Farmington City. **Mr. Symes** said the notice area was 300 feet—approximately 30 property owners received notice. He said they received no responses in opposition to the request but receive several call for inquiry.

Public Hearing Opened

Chairman Bilton opened the public hearing at 7:16 p.m.

David Freed, P.O. Box 696, Farmington, referred to the letter he wrote to **David Petersen**. He spoke with both **Mayor Harbertson** and **Mr. Petersen** who agree that Park Lane and 200 West are the natural C-R boundaries. He emphasized that this is the direction both the City and Lagoon prefer, and that property owners adjacent to Lagoon's property could also benefit from the C-R zoning. He said they would like to have the C-R designation in place as soon as possible in order to facilitate future plans. **Mr. Freed** explained that Lagoon's offices will be relocated to the former Shipley building, and if possible, they would like to install an additional entrance on the north side of Lagoon.

Dal Freeman, 1825 North Okehampton Court, Farmington, current engineer at Lagoon, reviewed some of the background and issues Lagoon deals with each year. He said Lagoon wants to cooperate with the City and keep expansion plans to the west and north, and a key factor in those plans is having the C-R zoning in place. The C-R zone designation would allow them to master plan and avoid time restraints on any future projects they may choose to do. He pointed out that Lagoon has always been sensitive to the buffering issue, and they try to install the biggest, tallest, noisiest rides near the freeway. He confirmed that agreements with the City prevent Lagoon from doing anything foolish and locating too closely to the residential areas. He emphasized that Lagoon works hard to be a good neighbor in Farmington City, and he requested that the Commission grant the C-R zoning approval.

Mr. Freed suggested that the Planning Commission pass the second motion listed in the staff report. There was further discussion, and there were several questions regarding some of the issues involved with the zone change.

Public Hearing Closed

The public hearing was closed at 7:45 p.m.

Motion

Jim Young made a motion that the Planning Commission recommend that the City Council approve the request as proposed with the findings as listed. **Michael Wagstaff** seconded the motion, and it was unanimously approved.

Findings for Approval

1. The allowable uses listed in the CR zone are not inconsistent with surrounding current and future uses;
2. Any potential impacts anticipated from potential future uses can be adequately addressed using the CR zone's bulk and massing standards in conjunction with other requirements and standards listed in the Zoning Ordinance;
3. The CR zone and CR general plan designation is the most appropriate zone and land use designation for the potential future uses anticipated for the subject property.

Farmington City – (Public Hearing) – Applicant is requesting the Planning Commission consider an Urban Forestry ordinance proposed to be Chapter 42 of the Zoning Ordinance. The proposed ordinance addresses street tree standards for new developments as well as maintenance of existing trees in the City (ZT-11-06). (Agenda Item #5)

The Commission briefly discussed this item, and they agreed that the proposed ordinance was not ready to be reviewed. Some of their initial concerns were:

1. Comprehensive document
2. Entanglements regarding public vs. private
3. Affordability
4. Water availability
5. The preservation of the City's trees

Motion

Randy Hillier made a motion that the Planning Commission table the proposed Urban Forestry ordinance proposed to be Chapter 42 in the Zoning Ordinance until further notice. **Steve Andersen** seconded the motion, and it was unanimously approved.

ADJOURNMENT

Motion

Randy Hillier made a motion to adjourn the meeting. **Steve Andersen** seconded the motion, and it was unanimously approved.

John Bilton, Chairman
Farmington City Planning Commission